

**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-14-93

Re: Baltimore County
Item No. 94-97-A (JCM)

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-7350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-3062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21202-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 10, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 96, 100, 102, 103, 104 and 108.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long
Division Chief: Gary L. Kerna

PK/JL:lw

ZAC-96/PZONE/ZAC1

**Baltimore County Government
Office of Zoning Administration
and Development Management**

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 13, 1993

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Brian Keith Blanchette
18255 Falls Road
Hampstead, Maryland 21074

Re: CASE NUMBER: 94-97-A (Item 102)
18255 Falls Road
S/S Falls Road, 89' S of c/l Brick Store Road
5th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case, should reference the case number and be directed to 887-3353. This notice also serves as a reference regarding the administrative process.

1) Your property will be posted on or before September 19, 1993. The closing date (October 4, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

**Baltimore County Government
Office of Zoning Administration
and Development Management**

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

94-97-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For these petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be assessed and paid to this office at the time of filing.

2) Billing for legal advertising, the legal receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:
Item No.: 102
Petitioner: BRIAN BLANCHETTE
Location: 18255 FALLS RD Hampstead, Md. 21074
PLEASE FORWARD ADVERTISING BILL TO:
NAME: SAME
ADDRESS: SAME
PHONE NUMBER: 410-239-4097

AJ:ggg
(Revised 04/09/93)

11093
7729-93
248

Mr. & Mrs. Jack Kincaid
18235 Falls Road
Hampstead MD 21074

Baltimore County Zoning Administration &
Development Management
ATTN: Zoning Commissioner
111 West Chesapeake Avenue
Towson MD 21204

Dear Sir:

We are writing in reference to the proposed Wedgcor storage building which is to be erected on the property adjacent to ours known as 18255 Falls Road. We have been made aware by the owner, Brian Blanchette that he is in the process of applying for a Baltimore County Zoning Variance.

We are also aware that the Zoning Variance applied for is required because the height of the storage building exceeds the Baltimore County Zoning requirement of 15 feet and the footprint of the storage building is larger than the footprint of the principal dwelling.

It is our intention with this letter that you are made aware that the height and footprint variance of this building is not objectionable to us, nor does it block our view from any place in our home. If you have any questions, we can be reached by mail at the address listed above. Thank you for your attention in this matter.

Sincerely,
Jack W. Kincaid
Mr. & Mrs. Jack Kincaid

RECEIVED
SEP 15 1993
ZADM

7748-93
248

Mr. & Mrs. Mark Duval
18257 Falls Road
Hampstead MD 21074

Baltimore County Zoning Administration &
Development Management
ATTN: Zoning Commissioner
111 West Chesapeake Avenue
Towson MD 21204

Dear Sir:

We are writing in reference to the proposed Wedgcor storage building which is to be erected on the property adjacent to ours known as 18255 Falls Road. We have been made aware by the owner, Brian Blanchette that he is in the process of applying for a Baltimore County Zoning Variance.

We are also aware that the Zoning Variance applied for is required because the height of the storage building exceeds the Baltimore County Zoning requirement of 15 feet and the footprint of the storage building is larger than the footprint of the principal dwelling.

It is our intention with this letter that you are made aware that the height and footprint variance of this building is not objectionable to us, nor does it block our view from any place in our home. If you have any questions, we can be reached by mail at the address listed above. Thank you for your attention in this matter.

Sincerely,
Mark Duval
Mr. & Mrs. Mark Duval

RECEIVED
SEP 14 1993
ZADM

**PLAT to accompany
Petition for Zoning
Variance**

☒ Variance
☐ Special Hearing

CHAMPBELL PROPERTY - 18245
NEAREST EXISTING
DWELLING TO

Proposed Building
40' x 72'
19' High

Existing Dwelling
#18255

Septic

PETITIONER'S
EXHIBIT 1

94-97-A

TITLE PLAN:
WEDGCOR STORAGE BUILDING

PROPERTY: 18255 Falls Road
ADDRESS: Hampstead MD 21074
Subdivision: Marlin W. Ute
plat book: 5507, folio # 2, lot # 2, section # 40
OWNER: Brian Keith Blanchette
date: 8-31-93
prepared by: Arnold Jablon

Scale of Drawing
1" = 50'

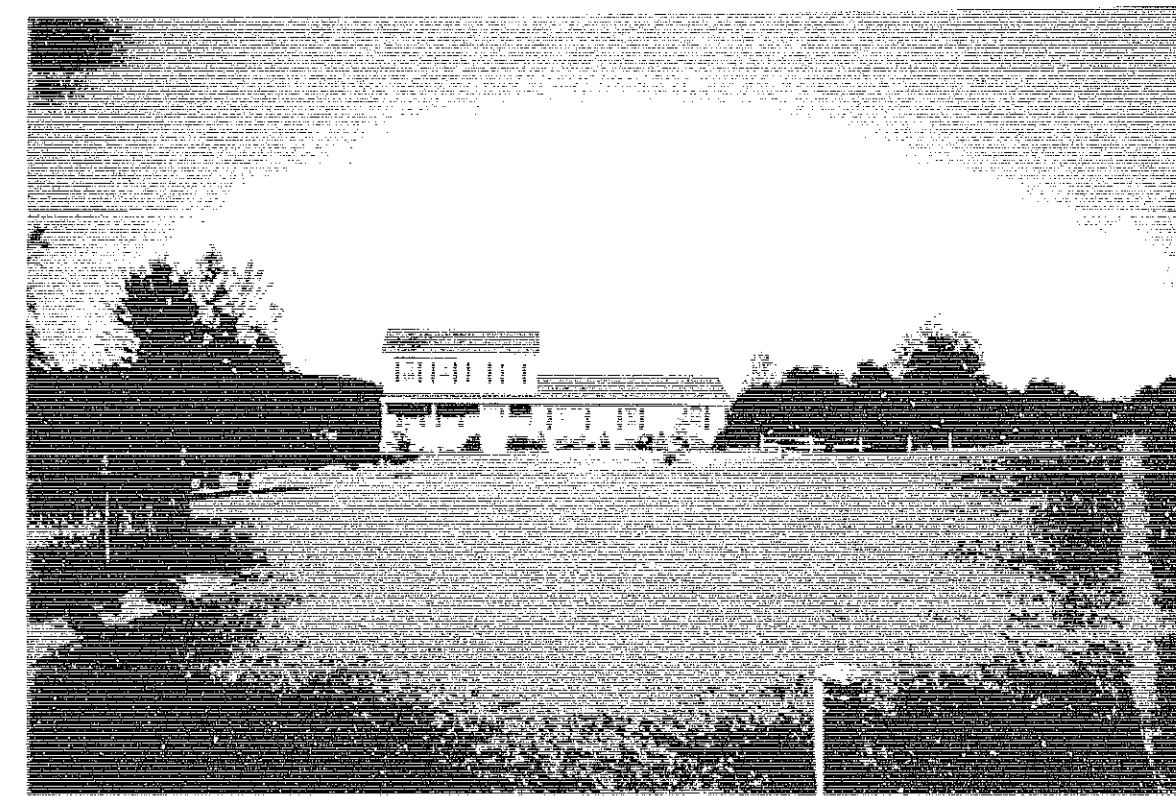
LOCATION INFORMATION

Election District: 05
Councilmanic District: 3
1"=200' scale map: NW31-I
Zoning: RC-4
Lot size: 3,036 square feet
BSEWER: ☐
WATER: ☐
Chesapeake Bay Critical Area:
Prior Zoning Hearings: None

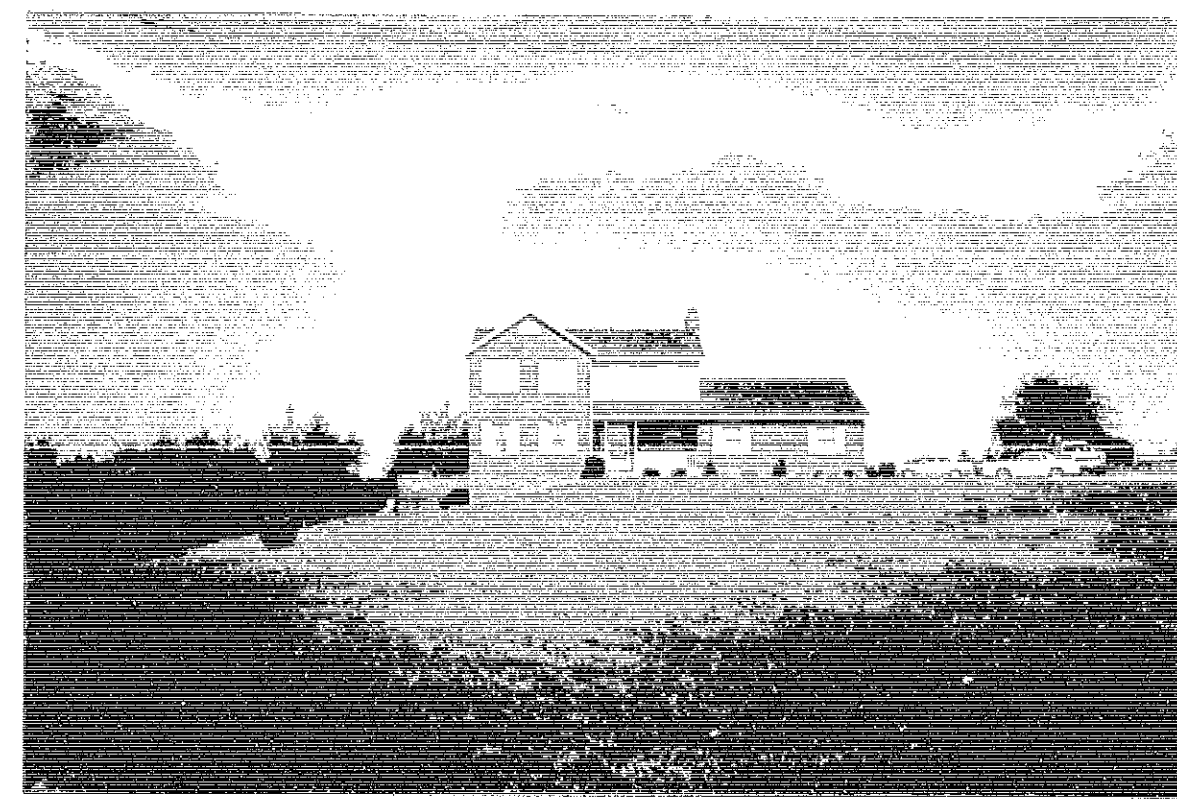
Zoning Office USE ONLY
reviewed by: ITEM #: CASE#:



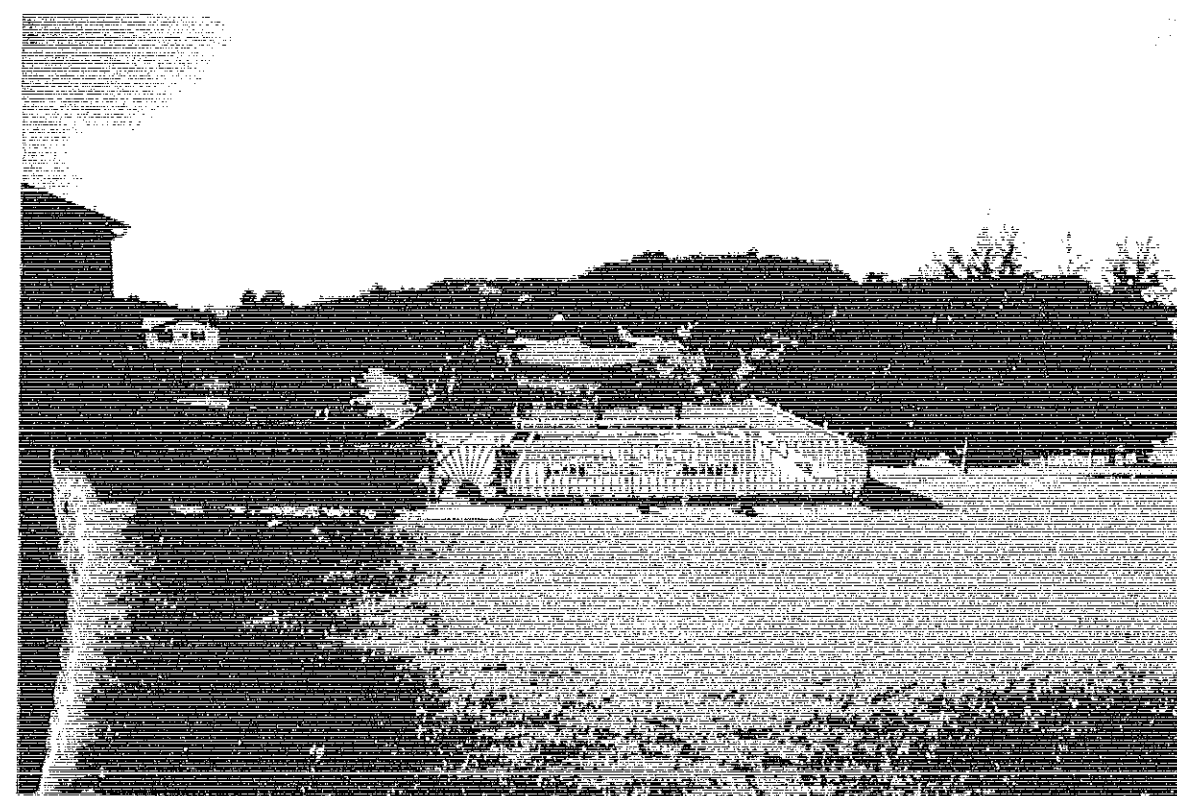
Kincaid Property - 18235 Falls Road - 150' from Blanchette Property to Duelling



Campbell Property - 18249 Falls Road - 75' from Blanchette Property to Duelling



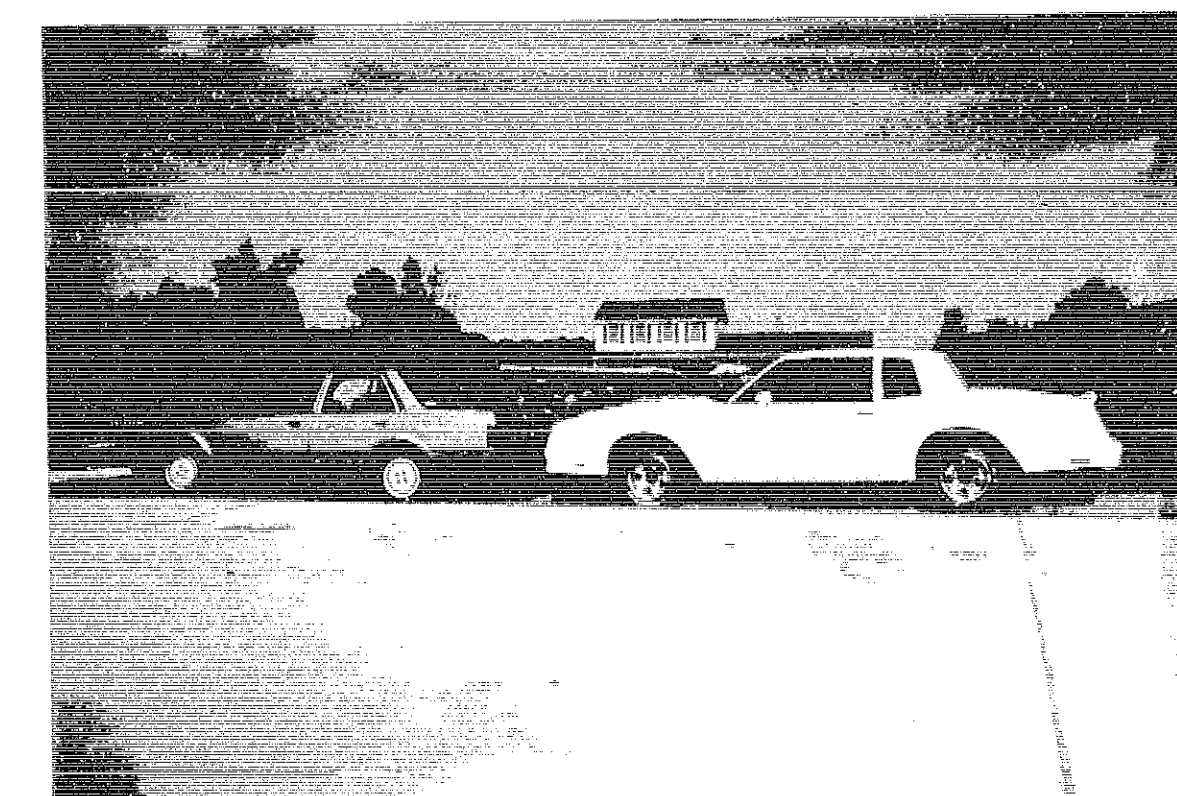
Blanchette Property - 18255 Falls Road - FRONT



Blanchette Property - 18255 Falls Road - BACK - Pool



Blanchette Property - 18255 Falls Road - Side View



Blanchette Property - 18255 Falls Road - Area beside the garage - Additional vehicles to be stored in Wedgeor Storage Building



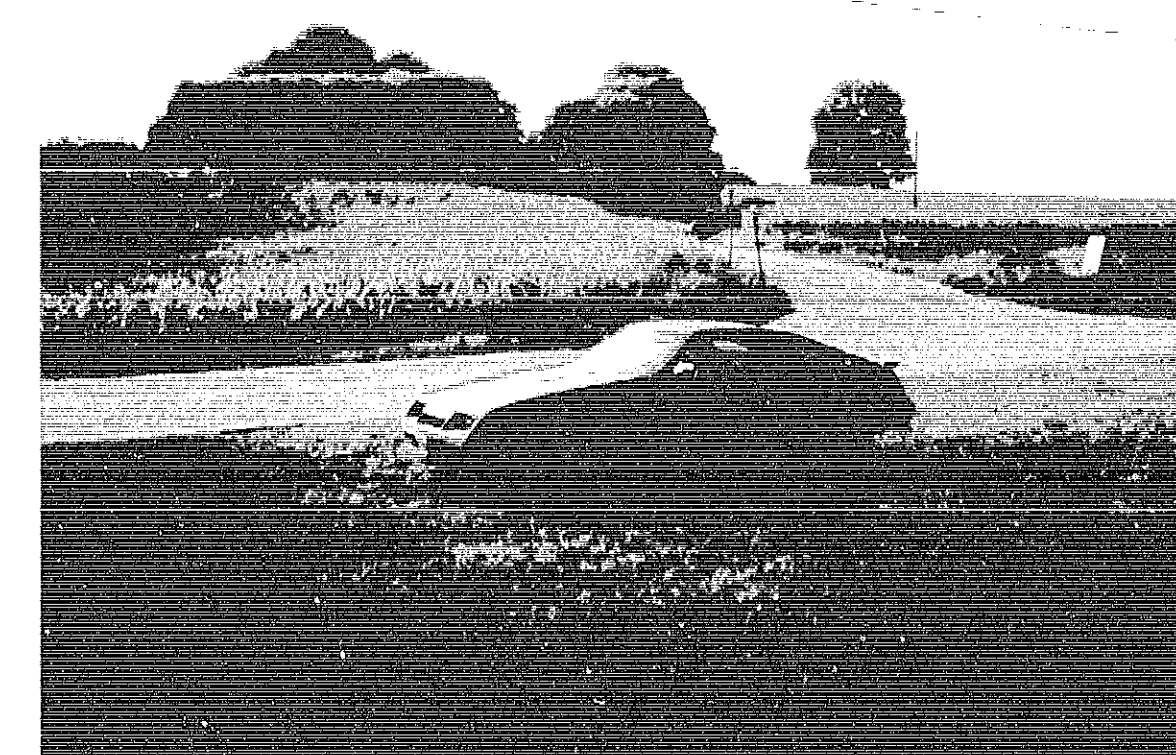
Blanchette Property - 18255 Falls Road - Proposed Building Site
Campbell Property - 18249 Falls Road - Boundary to be marked



Blanchette Property - 18255 Falls Road - Back
The maple trees shown here will be transplanted from this area to border the area around the Wedgeor building



Blanchette Property - 18255 Falls Road - on left side of driveway (Trucks to be stored in Wedgeor Storage Building). Driveway belongs to Campbell Property 18249 Falls Road - House in back (right side of picture) is 18249 Falls Road - Blanchette Property has an agreement which allows for use of Campbell Driveway.



Blanchette Property - 18255 Falls Road - Bordered by Falls Road, Cross Street is Brick Store Road - The vehicle in this picture will also be stored in the Wedgeor Storage Building.

